

6/17/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, June 17, 2008, at 7:00 p.m. All four current members were present.

The President asked the Homeowners in attendance to please withhold their comments until the Open Forum at the end of the meeting.

The minutes of the last meeting on May 20, 2008 were read and approved with one change.

Report of Officers

There were no reports by the Officers.

Report of Management Company

The collections report and the violation report were distributed to the Board. A sample report to possibly be posted on the website was also distributed.

Report of Committees

Mr. Lorenz, reporting on behalf of the Finance Committee, distributed handouts of the current expenses, as well as a suggestion for how the bank accounts should be allocated.

The ACC Committee was not present.

Mr. Mook, reporting on behalf of the Appeals Committee, informed the Board due to an emergency event, the appeals had to be rescheduled. The Committee is also looking for a new member and has a couple of names to talk to.

Ms. Pizzo, reporting on behalf of the Brookfield Crime Watch, reported that there had been a number of incidents in the last few weeks. The Board and the Management Company assured the homeowners that they are pursuing violators and are seeing some progress.

Unfinished Business

Mr. Lorenz updated the Board on the status of the paperwork for the Storm Water credit. He will continue to provide updates to the Board.

Both the updated Rainbow playground and the new steel playground have been installed in Hillsboro. The Board is looking at possibilities for repairs to the other units in the community as well as new chips for around the units.

A motion was made, seconded and approved to have five speed limit signs, with the child @ play sign attached, placed on the light poles near the entrances to Brookfield and the playgrounds. The Board also discussed the possibility of placing SLOW stencils at the ends of the alleys in Brookfield.

A volunteer is needed to head up the Community Clean Up day that will probably be in June. Anyone who would like to participate is invited.

The Graffiti Paint Out is continuing to be successful. The Vice President reminded the community to let the Board and Management Company know of any graffiti throughout the community.

Most of the trails around the community are clean with the exception of the tree house located below Greyhawk.

The engagement letter for the 2007 audit has been forwarded to the accountants who will be performing the audit.

The Rainier Connect kids' party will be held on June 21st from 12 to 4 at the clubhouse.

The original plans for the Southridge Property were turned down by the County. The new builder has submitted proposed new plans for the Board to look at. The Board, as well as the ACC Committee, will review the new plans.

The Management Company will start using the PO forms once they receive the approved format.

The Secretary brought some proposals to the Board for Patrols in the Community. There was a brief discussion on what items would be covered by the patrols and how they would be reported. It was decided the Board would listen to comments from the community during the Open Forum.

Silver Creek has been put on the waiting list to have a Radar Trailer placed in the community.

The activities in Brookfield will be discussed further in the Open Forum.

A motion was made, seconded and approved to close the gates for Country Hollow and Hillsboro during the summer break from school.

New Business

The Vice President reported that as a result of a meeting with the County, the County will track the amount of traffic (on foot and automobile) near the parks to see what can be done for a safe crossing area.

The Board discussed a proposal to have the towing company help with the enforcement of parking at night. The Board will continue to discuss the possibility to ensure a good decision.

There was a discussion about the Storm Drain stenciling and the costs that will be involved. The Management Company will continue to communicate with the Board as it progresses.

The invoices for the second half of the dues are in the mail.

There was a brief discussion about the maintenance of the lawns of properties in Foreclosure. The Board reminded the community that homeowners have to have authorization from the Board before performing a task if they wish to be reimbursed for the task. The Management Company let the Board know they are still waiting to hear back from Green Effects about the tract and the area in Greyhawk.

An informal meeting was held with the Treasurer of the Sterling Ridge association. The Board decided that a meeting involving both Boards, as well as both Management Companies should take place in order to get everything sorted out.

A motion was made, seconded and approved to appoint the person with the second most votes at the last election to the Board. The appointment will not be effective until the 20th.of June 2008.

The report detailing the expenses of the community is in the mail, and if Homeowners have not received it already, they should in the next couple days.

The Board would like to ask all Committee chairs to please make sure the Clubhouse has been cleaned up after each meeting.

The Board agreed to establish a Parking Committee and have the Secretary act as the liaison from the Board.

Member Forum

A Homeowner asked for clarification on how the agreement would work if the Board decides to have the towing company help with parking enforcement. The Treasurer informed the homeowner that the towing company would be doing the driving and a third party would be responsible for the documentation.

A Homeowner said that she would encourage bringing back the patrols in the community. The Homeowner also asked that there be more evidence from the Management Company when they send letters about violations. (i.e. pictures, license plates, etc.)

Two different Homeowners asked about how to change the parking policies. The Board reminded the community that it takes 75% of the entire association to change the covenants for just one community. The Board will ask legal to see if the parking rules can be changed in one community, but not the rest.

A Homeowner asked everyone to keep in mind the safety of the children. If cars are parked on the road, it makes it harder to see children playing.

A Homeowner mentioned that there seem to have been less problems in the community when we had patrols. The suggestion was also made to possibly have the companies come talk to the Homeowners to explain what they would do, and how it would help. The Homeowner also mentioned the idea of having the Security Patrols help with parking enforcement.

A Homeowner from Southridge mentioned that the more the CCRs are enforced, the more people will start following them. A discussion followed about renters and what may help with some of the situations.

A Homeowner from Brookfield asked about the possibility of having gates installed in Brookfield. The Board let the Homeowner know that the gates would be too costly and really just provide a false sense of security.

Another Homeowner from Brookfield asked if the community could be designated a Gang Free Zone. The President directed him to contact the Sheriffs Department and ask them.

The Board reminded the Homeowners present to contact the police about crimes.

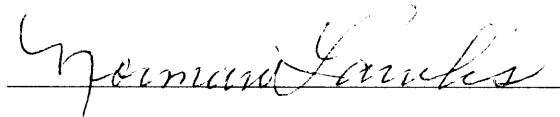
A Homeowner asked the Board to post a note on the website to contact Judy Holly about Crime Watch questions.

The meeting was adjourned at 9:54 p.m.

Signatures of Approval:

Norm Lawlis

(President)



Lavern Peterson (Secretary)
